



GRASSROOTS
REALTY GROUP

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**87 Southborough Crescent
Cochrane, Alberta**

MLS # A2256470



\$579,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to the Fernie 3 by Douglas Homes, located in the vibrant new community of Southbow Landing, Cochrane. This modern 2-storey home offers 1,514 sq ft of stylish living space with 3 bedrooms and 2.5 bathrooms. Step inside to a bright main floor featuring 9’ ceilings, engineered hardwood floors, and an open-concept layout. The great room is anchored by a cozy electric fireplace, while the kitchen shines with quartz countertops, upgraded cabinetry, and a spacious dining nook. A versatile main floor flex room adds the perfect spot for a home office or playroom. Upstairs, discover three bedrooms including a primary retreat with walk-in closet and spa-inspired ensuite with double sinks. Secondary bedrooms are generously sized, and the upper floor also includes the convenience of tiled laundry and bathrooms. This home comes complete with rear parking pad, basement side entry, and contemporary finishes throughout. Priced at \$579,900 including lot & GST, the Fernie 3 offers exceptional value in a family-friendly community. Ask about a developer incentive on this home of \$15,000k off the purchase price. Photos shown are from a similar model and are representative of the floor plan, features, and finishes. Color of the exterior differs from blue exterior. This home’s final interior package may vary slightly.